



16 Bell Weather Furlong
Benson, Oxfordshire, OX10 6FA



JAMESGESNER
- ESTATE AGENTS -

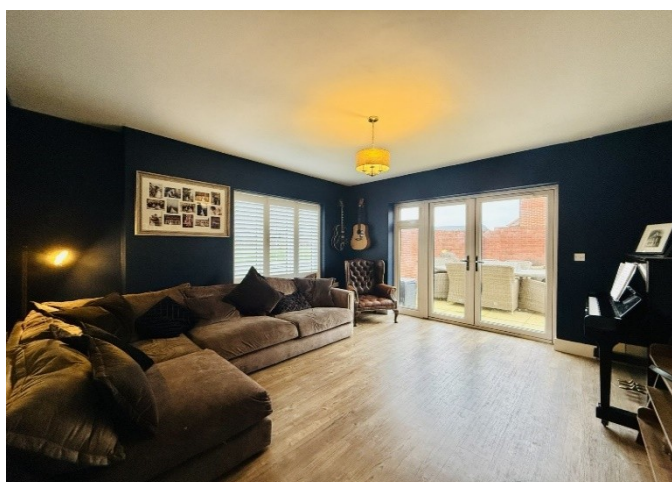


**16 Bell Weather Furlong
Benson
Oxfordshire
OX10 6FA**

OIEO £600,000 FREEHOLD

This recently constructed detached property, originally built by Cala Homes, has been thoughtfully enhanced by the current owners nestled in the heart of Benson Village. Built to the 'The Oatvale' design offering spacious living and five bedrooms over three floors.

The vendor advises us that there are charges of £257 per annum for maintenance of the communal grounds.



Accommodation comprises; entrance hallway, cloakroom, study, lounge with French doors to the rear garden, 20' fully integrated kitchen/breakfast room with French doors to the rear garden. On the first floor you will find four bedrooms (double with en-suite and fitted wardrobes) a further double and two good singles and a family bathroom. On the top floor you will find a master bedroom with fitted wardrobes and an en-suite.

There is driveway parking to the front for two cars leading to a single garage with up and over door. Courtesy door to the rear garden which is laid to lawn with a patio and decking area.



Benson is a thriving community, close to the River Thames, with an excellent range of shops on the High Street including a small supermarket and a local butcher, as well as an excellent primary school, public houses and a parish church. With a local park and pavilion an active tennis club and courts.

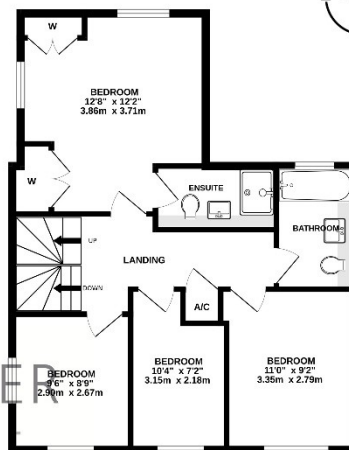


The village enjoys excellent access to Wallingford, Henley-on-Thames, Reading and Oxford, as well as to the M40 (approximately 15 mins to Junction 5 at Lewknor).

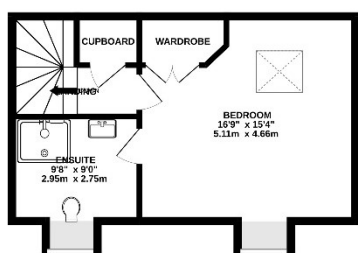
GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.




2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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